

**TO: CHICAGO TITLE****MPANY, licensed by the California Department of Insurance****16969 VON KARMAN, IRVINE, CA 92608
(949)263-2544 Fax () -**

Escrow No. 203023114 - M19

Escrow Officer Lorri Beasley

Date July 17, 2000

Property: Lots 3 and 4, Parcel B Tr. 52172-02, Harbor Gateway Cntr, Los Angeles, CA

You are hereby instructed and ordered to pay the following licensed Real Estate Broker(s) the total amount of \$ 243,736.50 as commission on this transaction from the proceeds due the undersigned at the close of the above numbered escrow.

CB Richard Ellis

\$121,868.25

Grubb & Ellis
19191 South Vermont Avenue
Suite 600
Torrance, CA 90502

\$121,868.25

SELLER:

BOEING REALTY CORPORATION.
a California corporation

BY: 
Name
Title

AMENDMENT TO ESCROW INSTRUCTIONS



TO: CHICAGO TITLE COMPANY, licensed by the California Department of Insurance

16969 VON KARMAN, IRVINE, CA 92606
(949) 263-2544 Fax (949) 752-8043

Escrow No. 203023114 - M19 Escrow Officer Lorri Beasley

Date July 17, 2000

Property: Lots 3 and 4, Tract 52172-02, Harbor Gateway Cntr, Los Angeles, CA

1. Your original escrow instructions dated May 18, 2000, and any amendments and/or
2. supplements thereto, are hereby amended and/or supplemented as set forth herein:
- 3.
4. 1. The purchase price of subject property as provided for in Section 3.1 of the
5. Agreement is \$4,874,730.00.
- 6.
7. 2. The outside closing date as referenced in Section 6.1.1 of the Agreement is
8. hereby amended to read "on or before July 19, 2000".
- 9.
10. 3. Escrow Holder is advised that Seller has consented to the assignment of the
11. Buyer's interest from Kings Hawaiian Holding Company, Inc., a California corporation
12. to Taira Harbor Gateway, LLC, a California limited liability company pursuant to the
13. Assignment and Assumption of Agreement for Purchase of Real Property and Joint Escrow
14. Instructions dated June 28, 2000.
- 15.
16. ALL OTHER TERMS AND CONDITIONS ARE TO REMAIN THE SAME.
- 17.
- 18.

19. SELLER:

20. BOEING REALTY CORPORATION,
21. a California corporation
22.
23.
24.

25. BY: _____

26. Name
27. Title
28.

SIGN and RETURN

29. BUYER:

30.
31. TAIRA HARBOR GATEWAY, LLC,
32. a California limited liability company
33.
34.35. BY: Mark Taira36. Mark Taira, Manager
37.
38.
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41.
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44.

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BH-11/01/BBK

07/18/2000 TUE 08:34 [TX/RX NO 7690] 003

BOE-C6-0096979

AMENDMENT TO ESCROW INSTRUMENT



TO: CHICAGO TITLE COMPANY, licensed by the California Department of Insurance

16969 VON KARMAN, IRVINE, CA 92606
(949) 263-2544 Fax (949) 752-8043

Escrow No. 203023114 - M19 Escrow Officer Lorri Beasley

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- 17.
- 18.

SELLER:

BOEING REALTY CORPORATION,
a California corporationBY: SM StavaleName SM Stavale
Title Senior Real Estate Manager

BUYER:

TAIRA HARBOR GATEWAY, LLC,
a California limited liability companyBY: Mark Taira, Manager

Mark Taira, Manager

SIGN and RETURN

AMENDMENT TO ESCROW INSTRUCTIONS



TO: CHICAGO TITLE COMPANY, licensed by the California Department of Insurance

16969 VON KARMAN, IRVINE, CA 92606
(949) 263-2544 Fax (949) 752-8043

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- 17.
- 18.

SELLER:

21. BOEING REALTY CORPORATION,
22. a California corporation
- 23.
- 24.

BY: _____

Name
Title

SIGN and RETURN

BUYER:

31. TAIHA HARBOR GATEWAY, LLC,
32. a California limited liability company
- 33.
- 34.

BY: _____

Mark Taira, Manager

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JH -11/01/98BK

GUTTENBERG, RAPSON & COLVIN LLP

ATTORNEYS AT LAW
101 LUCAS VALLEY ROAD
SAN RAFAEL, CA 94903
TELEPHONE: (415) 507-4525
FACSIMILE: (415) 507-4526
E-MAIL: AGUTTENBERG@GRCLAW.COM

FACSIMILE COVER SHEET

(If there are any problems during transmission, please call fax operator at (415) 507-4525).

Date: May 18, 2000

TO: Eric A. Altoon
FAX: (213) 623-4581
FROM: Alan Guttenberg
PHONE: (415) 507-4525
(Direct Number)

COMMENTS: BRC/Kings Hawaiian/Harbor Gateway - Eric - It is important for BRC and the Buyer to agree as to certain "critical dates" under the subject Sale Agreement. BRC proposes that the parties agree that the date of Opening of Escrow is May 9, 2000 (the date upon which the duly executed contract and Initial Deposit were delivered to Escrow), the Feasibility Deadline is June 23, 2000 at 5:00 P.M. (i.e., 45 days after Opening of Escrow), and the date of scheduled Closing is July 10, 2000 (i.e., 15 days after the Feasibility Deadline). BRC further proposes that the "outside date" of Agreement Section 6.1.1 be changed from "May 31, 2000" to July 17, 2000 (i.e., 7 days after the scheduled Closing Date). I am authorized to bind BRC to the foregoing by my signature below. Please advise your client regarding the foregoing and call if you have questions or comments. If the foregoing is acceptable, please have your client execute this fax below (or simply obtain his authority and sign the fax below on behalf of the Buyer). Thank you.

AGREED: Kings Hawaiian Holding Co., Inc.

By: [Signature]
Its President

Boeing Realty Corporation

By: [Signature]
Alan Guttenberg,
Attorney and Auth. Agent